067.A	0003	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	662,200 / 662,200
					USE VALUE:	662,200 / 662,200
					ASSESSED:	662,200 / 662,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		ROCKMONT RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DICKINSON ELIZABETH/ETAL
Owner 2:	OLSSON LINNEA
Owner 3:	
Street 1:	15 ROCKMONT ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,462 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1947, having primarily Clapboard Exterior and 1344 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6462.000	228,600	3,900	429,700	662,200
Total Card	0.148	228,600	3,900	429,700	662,200
Total Parcel	0.148	228,600	3,900	429,700	662,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 492.71 | /Parcel: 492.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

128631

GIS Ref

GIS Ref

Insp Date

01/10/09

!5793!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 067.A-0003-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	228,600	3900	6,462.	429,700	662,200	662,200	Year End Roll	12/18/2019
2019	101	FV	196,700	3900	6,462.	399,000	599,600	599,600	Year End Roll	1/3/2019
2018	101	FV	196,700	3900	6,462.	399,000	599,600	599,600	Year End Roll	12/20/2017
2017	101	FV	196,700	3900	6,462.	349,900	550,500	550,500	Year End Roll	1/3/2017
2016	101	FV	196,700	3900	6,462.	319,200	519,800	519,800	Year End	1/4/2016
2015	101	FV	184,600	3900	6,462.	282,400	470,900	470,900	Year End Roll	12/11/2014
2014	101	FV	184,600	3900	6,462.	267,000	455,500	455,500	Year End Roll	12/16/2013
2013	101	FV	184,600	3900	6,462.	254,100	442,600	442,600		12/13/2012

PRINT

Date	Time
12/10/20	20:38:00

LAST REV

Date	Time
11/29/16	09:08:13
danam	

USER DEFINED

Prior Id # 1:	128631
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5793

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CORCORAN MICHAE	23839-74		10/29/1993		190,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/17/2016	1266	Redo Bat	13,440	O				1st fl bath remod
11/16/2006	1004	New Wind	2,007					
6/21/2004	549	Redo Kit	15,000	C		G6	GR FY06	

ACTIVITY INFORMATION

Date	Result	By	Name
1/10/2009	Meas/Inspect	372	PATRIOT
3/29/2005	Permit Visit	BR	B Rossignol
12/10/1999	Inspected	264	PATRIOT
11/15/1999	Mailer Sent		
11/10/1999	Measured	163	PATRIOT
9/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6462		Sq. Ft.	Site		0	70.	0.95	12									429,700						429,700	

Total AC/HA: 0.14835 | Total SF/SM: 6462 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 429,700 | Spl Credit | Total: 429,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Poor

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	141.736
Other Features:	85500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	310609
Depreciation:	82001
Depreciated Total:	228608

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2004
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

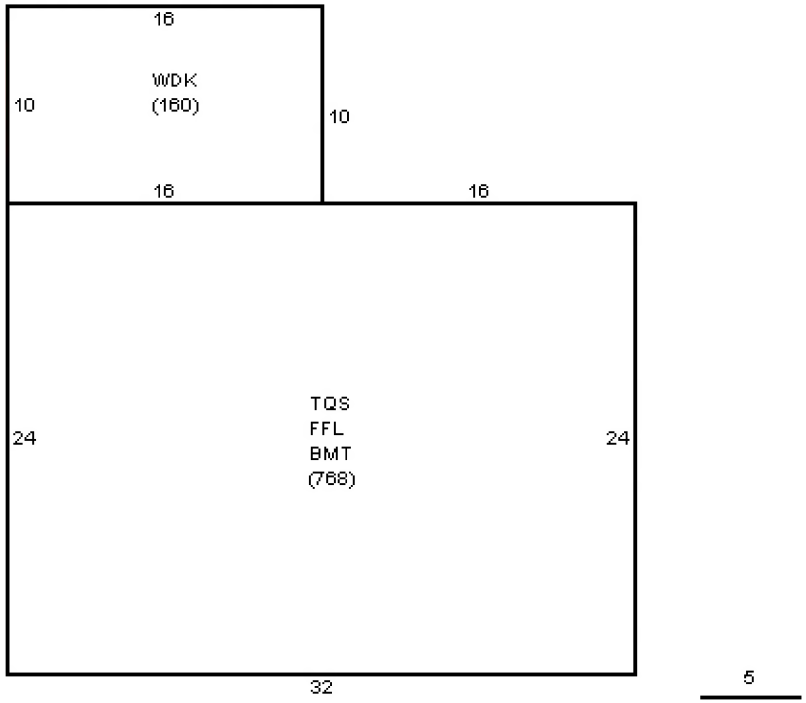
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	141.74
Special Features:	0	Val/Su Net:	100.62
Final Total:	228600	Val/Su SzAd	170.09

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	42.520	32,656
FFL	First Floor	768	141.740	108,853
TQS	3/4 Story	576	141.740	81,640
WDK	Deck	160	12.250	1,960

Net Sketched Area:	2,272			Total:	225,109
Size Ad	1344	Gross Are	2464	FinArea	1344

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 067.A-0003-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X22	A	AV	1947	24.47	T	40	101			3,900			3,900

More:	N	Total Yard Items:	3,900	Total Special Featues:		Total:	3,900